


It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- 1) **If the area within Assessor's Parcel Number 8264-021-027 is within the City of Industry, the subject tentative map will need to be reviewed by the City of Industry.**
- 2) An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 3) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 3) An approved soils report. Please see attached Geologic and Soils Engineering review sheet (Comments 1, 4 and 6) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 4) An approved geotechnical report. Please see attached Geologic and Soils Engineering review sheet (Comments 2, 5 and 7) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 5) Provide a report for the onsite infiltration rate. Please see attached Geologic and Soils Engineering review sheet (Comment 3) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 6) Please see attached Grading review sheet (Comments 2 to 7) for comments and requirements.
- 7) An approved traffic study. Please see attached Road review sheet (Comment 1) for comments and requirements.
- 8) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- 9) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- 10) Outlet approval from the City of Industry is required. Please see attached Sewer review sheet (Comment 3) for requirement.

- 11) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- 12) A revised tentative map and/or exhibit map are required to show the following additional items:
 - a. Add the number "0" in front of Parcel Number 72916 (i.e. PM 072916).
 - b. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - c. Call out Assessor's Parcel Number (APN) 8264-021-027.
 - d. The area of APN 8264-021-027 is a separate parcel. Label as "Parcel 3".
 - e. Clearly delineate the existing and proposed property boundary lines in the northerly portion of the subdivision.
 - f. Please see attached Storm Drain and Hydrology review sheet (Comment 2).
 - g. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - h. Please see attached Road review sheet (Comment 2) for comments and requirements.
 - i. Please see attached Sewer review sheet (Comment 4) for comments and requirements.
 - j. Please see attached Water review sheet (Comment 2) for comments and requirements.


Prepared by John Chin

Phone (626) 458-4918

Date 06-25-2014



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 072916

TENTATIVE MAP DATED 05/28/14
EXHIBIT MAP 05/28/14

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by *Ernesto J Rivera* Date 06/18/14 Phone (626) 458-4921
Ernesto J Rivera

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION

____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 72916
SUBDIVIDER Rowland Ranch Properties, LLC
ENGINEER Thienes Engineering, Inc.
GEOLOGIST -----
SOILS ENGINEER -----

TENTATIVE MAP DATED 5/28/14
LOCATION Rowland Heights

REPORT DATE -----
REPORT DATE -----

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

1. Provide a soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/manual.pdf>
2. Based on the State of California Seismic Hazard Maps, **part of building two and building three** of the subject site are located in an area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code § 2697 and California Code of Regulations § 3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works, (available on the internet at <http://dpw.lacounty.gov/gmed/manual.pdf>), and DMG Special Publication 117. Provide this office with two (2) original copies of the report for review and distribution to the State of California.

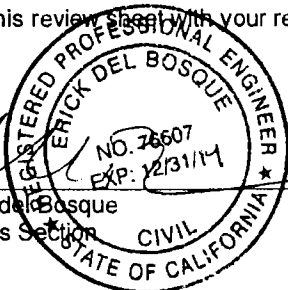
All parameters and data utilized in the liquefaction analysis must comply the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.

3. Unless the proposed development is exempt from complying with the requirements of low impact development per Land Development Division, provide a report for the onsite infiltration rate. Report shall conform with current County policies (see documents at <http://dpw.lacounty.gov/dd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf> and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf> for details).
4. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. Recommend mitigation as necessary.
5. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
 - d. All recommend mitigation measures, as necessary.
6. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.
7. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by

Erick del Bosque
Soils Section



Ricardo Lopez-Maldonado
Geology Section

Date 12 June 2014

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:


1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Corrected benchmark information. The benchmark shown, W-3, is not a County-approved benchmark. Provide Los Angeles County’s benchmark information.
 - b. Earthwork volumes including over-excavation, and re-compaction as applicable.
 - c. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Clearly delineate the location of the easement and label all easements as “to remain”, “to be relocated”, or “to be abandoned. If easement is to be abandoned, indicate the proposed timing of the abandonment. If the location of the easement cannot be determined from record information, provide copies of the recorded documentations for verification.
 - d. Callout the drive aisle as a “Private Driveway and Fire lane” and delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, and pavement dimension and centerline curve data.
 - e. Retaining wall information (if applicable). All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes (provide details).
 - f. Indicate maintenance responsibilities for all drainage devices.
 - g. Indicate the method of discharge to the proper existing drainage system. That is, either gravity flow, pumped flow, detained flow, etc.
 - h. Show existing contour lines and elevations for the project site and at the project boundary, including the existing drainage pattern from all neighboring properties. Also, indicate additional finished grade elevations on adjoining properties.
2. Reconcile grading quantities and statements made on the subdivision application and on the tentative map/exhibit map (grading quantities shall include over-excavation, and re-compaction). The application indicates that there will be 31,989 cubic yards of export required.
3. Approval of the latest hydrology report and MS4 permit requirements approved by the Storm Drain and Hydrology Section of Land Development Division.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 72916

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TENTATIVE MAP DATED 05-28-2014
EXHIBIT "A" MAP DATED 05-28-2014

4. A breakdown of earthwork volumes should be shown on the map if phased grading is proposed. Earthwork quantities performed with each unit phase should be consistent with, and considered a fraction of, the overall proposed earthwork quantity for the entire tract. Construction staging or phased grading should also be addressed through the CEQA document associated with the project.
5. Coordination with City of Industry may be required to authorize improvements over the City/County jurisdiction line and to accept drainage crossing the City/County line.
6. Show and call out all required improvements (wall, fences, etc.) along the property line.
7. Approval from the Union Pacific Railroad may be required for encroachment and/or construction within their property (if applicable).

 Name Tony Hui Date 06/19/2014 Phone (626) 458-3839

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\72916.doc

TENTATIVE MAP DATED 05-28-2014
EXHIBIT "A" MAP DATED 05-28-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A traffic study is required using the County's methodology for evaluating intersections. Please contact Andrew Ngumba of our Traffic and Lighting division at (626) 300-4851.
2. A revised tentative map is required to show the following items:
 - a. Clearly show and call out existing street right of way line for Gale Avenue and property lines around the project site.
 - b. Provide line of sight easements on the tentative map for a 55 mph design speed on Gale Avenue from the proposed driveways and any existing access road serving the project. Line of sight shall be within right of way or dedicate on-site airspace easements to the satisfaction of Public Works. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Additional on-site grading may be required.
 - c. No monuments or pylon sign shall obstruct the line of sight.
 - d. See additional comments on the tentative map and the site plan.



Prepared by Sam Richards
Pm 72916r-new

Phone (626) 458-4921

Date 06-24-2014

EXISTING LEGAL DESCRIPTION:

(APN: 8264-021-020 - COUNTY OF LOS ANGELES)

THAT PORTION OF THE RANCHO LA PUENTE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, RECORDS OF SAID COUNTY, AND VICATED BY RESOLUTION NO. 1186 OF THE CITY COUNCIL OF SAID COUNTY, A COPY OF WHICH RECORDED MAY 2, 1983 AS INSTRUMENT NO. 83-486428, OFFICIAL RECORDS OF SAID COUNTY, WHICH LIES BETWEEN THE NORTHERLY PROLONGATIONS OF THE EASTERLY AND WESTERLY LINES OF THAT CERTAIN PARCEL SHOWN AS "REMAINDER PARCEL" ON PARCEL MAP NO. 16732, AS PER MAP FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

THE FOLLOWING DESCRIPTION IS NOT A PART OF VESTING TENTATIVE PARCEL MAP NO. 72916, HOWEVER IS A PART OF THE PROJECT SITE PLAN: (APN: 8264-021-027 - CITY OF INDUSTRY)

THAT PORTION OF RAILROAD STREET, 50 FEET WIDE, IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO LA PUENTE, AS PER MAP RECORDED IN BOOK 1 PAGES 43 AND 44 OF PATENTS, RECORDS OF SAID COUNTY, AND VICATED BY RESOLUTION NO. 1186 OF THE CITY COUNCIL OF SAID COUNTY, A COPY OF WHICH RECORDED MAY 2, 1983 AS INSTRUMENT NO. 83-486428, OFFICIAL RECORDS OF SAID COUNTY, WHICH LIES BETWEEN THE NORTHERLY PROLONGATIONS OF THE EASTERLY AND WESTERLY LINES OF THAT CERTAIN PARCEL SHOWN AS "REMAINDER PARCEL" ON PARCEL MAP NO. 16732, AS PER MAP FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

EXISTING SITE CONDITIONS:

THE SITE IS CURRENTLY A NATURAL DIRT LOT WITH NATIVE GRASSES AND VEGETATION WITH THE EXCEPTION OF A NEWLY CONSTRUCTED ROAD THAT SPLITS THE SITE FROM NORTH TO SOUTH. IN GENERAL, THE NORTHERLY HALF OF THE SITE SLOPES TO THE NORTH WITH AN OVERALL MAXIMUM FALL OF APPROXIMATELY 30 FEET TO AN EXISTING EARTHEN CHANNEL. THE SOUTHERLY HALF OF THE SITE SLOPES IN A SOUTHWESTERLY DIRECTION WITH AN OVERALL FALL OF APPROXIMATELY 22 FEET. THE EASTERLY PORTION OF THE SITE TENDS TO BE HIGHER THAN GALE AVENUE WHILE THE WESTERLY HALF IS MORE LEVEL WITH GALE AVENUE. THE SITE IS ELEVATED ABOVE THE ADJACENT SITES TO THE EAST AND WEST. THE STREET SLOPES ENTIRELY TO THE NORTH AND IS GENERALLY ELEVATED ABOVE THE NATURAL GROUND.

ZONING:

EXISTING LEGAL DESCRIPTION OF PARCEL A:

"CSD" LOS ANGELES COUNTY
COMMUNITY STANDARDS DISTRICT ROWLAND HEIGHTS.

EXISTING LEGAL DESCRIPTION OF PARCEL B:

"I" (INDUSTRIAL) CITY OF INDUSTRY

PROPOSED LAND USE IS SHOWN TO BE "INDUSTRIAL" IN THE "ROLAND HEIGHTS GENERAL PLAN".
THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING INTERNET MAPPING OUTPUT SHOWS THE LAND TO BE ZONED "M-1.5-BE" (RESTRICTED HEAVY MANUFACTURING-BILLBOARD EXCLUSION)

BENCHMARK:

CITY OF INDUSTRY BENCHMARK NO. "W-3"
FOUND BRASS CAP MONUMENT IN THE SOUTH CURB OF WALNUT DRIVE APPROXIMATELY MIDWAY BETWEEN OTTERBEIN STREET AND NOGALES ST., APPROXIMATELY 40 FEET EASTERLY OF STREET LIGHT #18898782. ADJACENT TO FIRE HYDRANT, ABOUT 5 FEET WESTERLY OF EASTERLY DRIVEWAY TO PACIFIC STORAGE, 19102 WALNUT DRIVE. ELEVATION = 455.233' (NGVD 29 / FOUND 08/2006)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NORTH AMERICAN DATUM 1983, AS DETERMINED LOCALLY BY THE LINE BETWEEN CSRC CORRS STATIONS "COCO" AND "EWPP", BOTH PUBLISHED ON CSRC DATA SHEETS, BEING N 68°10'01.0826" E (2011.00 EPOCH).

PROTECTED TREE STATEMENT:

THERE ARE NO EXISTING ONSITE OAK TREES AND OTHER PROTECTED TREES. EXISTING ONSITE TREES & LANDSCAPE WILL BE REMOVED.

PROPOSED METHOD OF SEWAGE DISPOSAL:

A PROPOSED 8" SEWER LINE WILL CONNECT TO AN EXISTING 12" SEWER VOF. SEWER LINE WHICH FLOWS WEST TO EAST IN VACATED RAILROAD STREET ALONG THE NORTHERLY SIDE OF PROJECT.

PROPOSED METHOD OF FLOOD AND EROSION DISPOSAL:

ONSITE RUNOFF FROM THE DEVELOPMENT WILL BE COLLECTED BY GRATE INLETS AND CATCH BASINS THROUGHOUT THE SITE. WATER QUALITY FEATURES INCLUDING CATCH BASIN INSERTS, UNDERGROUND STORAGE TO PROMOTE INFILTRATION AND BIOTRETENTION AREAS WILL BE UTILIZED THROUGHOUT THE SITE. AFTER TREATMENT, STORM DRAIN SYSTEMS WILL CONVEY STORMWATER RUNOFF TO EXISTING L.A.C.D.P.W. STORM DRAINS LOCATED AT THE NORTHWEST CORNER OF THE SITE AND IN GALE AVENUE TO THE SOUTH OF THE SITE. THE EXISTING PUBLIC STORM DRAIN SYSTEMS CONTINUE NORTHERLY UNDER THE RAILROAD TRACKS AND ULTIMATELY DISCHARGE INTO SAN JOSE CREEK LOCATED NORTH OF THE PROJECT SITE.

PROJECT DESCRIPTION:

PROPOSED PARCEL 1:
DEVELOPMENT OF FOUR (4) RETAIL BUILDINGS FOR COMMERCIAL CONDOMINIUM PURPOSES, ONE AND TWO STORY BUILDINGS WITH PARTIAL UNDERGROUND PARKING.

PROPOSED PARCEL 2:
DEVELOPMENT OF TWO (2) STORY BUILDINGS FOR HOTEL PURPOSES. PHASE I: FULL SERVICE HOTEL WITH 273 KEYS.
PHASE II: SELECT SERVICE HOTEL WITH 225 KEYS.

SITE ADDRESS:

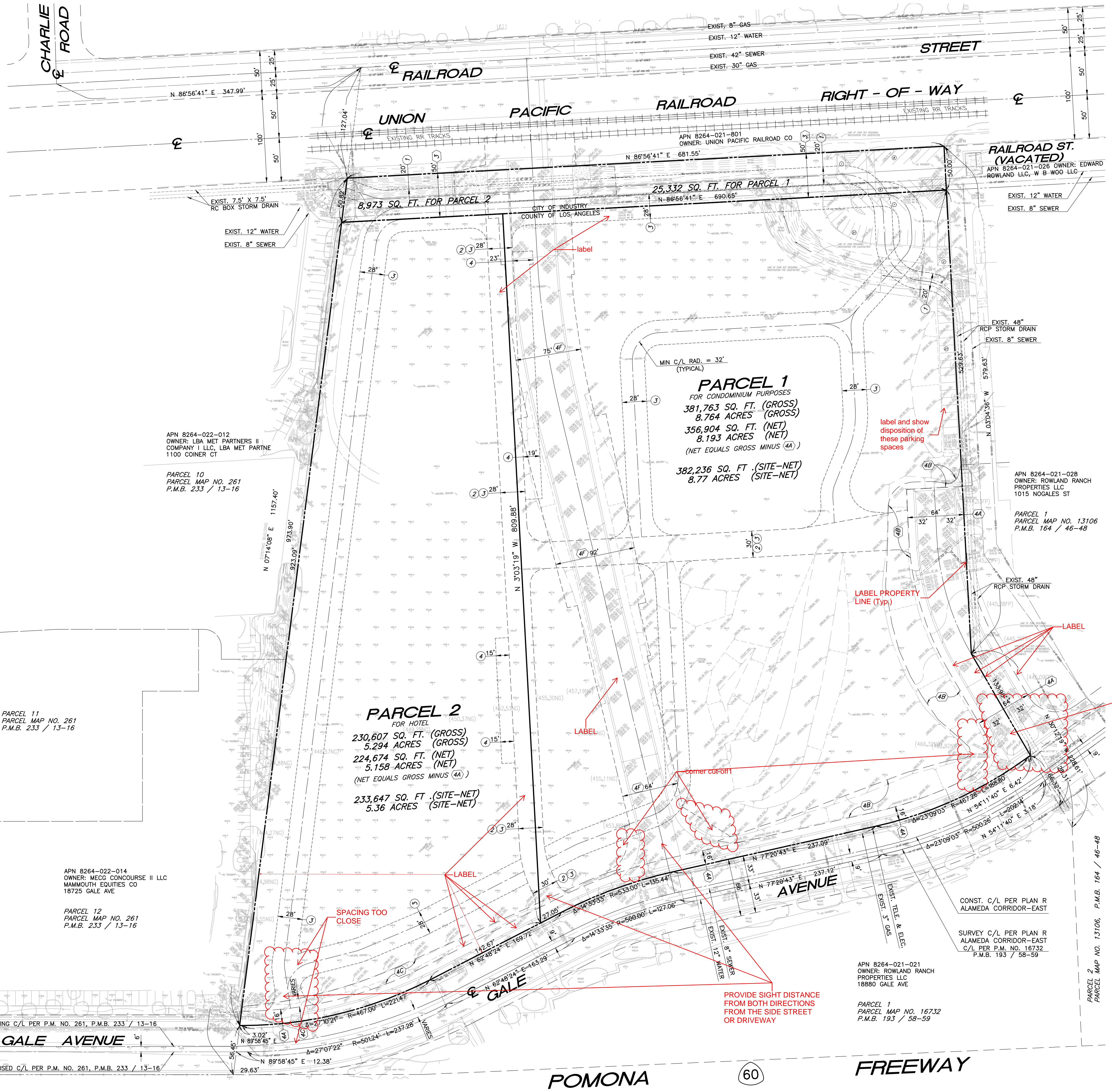
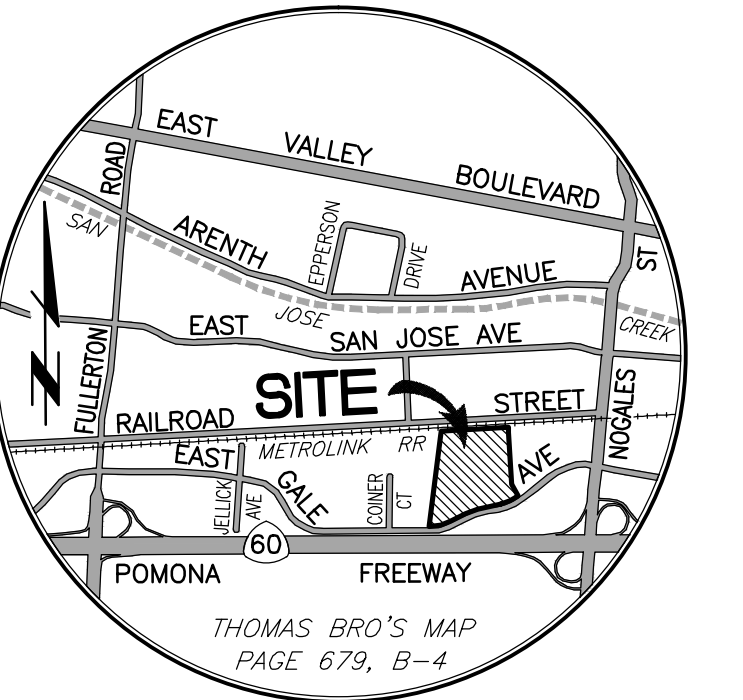
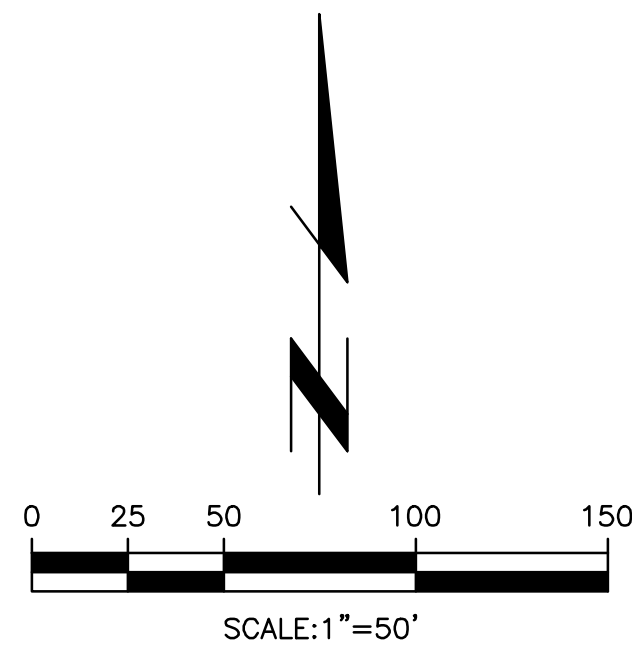
EXISTING ADDRESS OF PARCEL A: 18800 GALE AVE., L.A. COUNTY, CA.
EXISTING ADDRESS OF PARCEL B: NO SITE ADDRESS, CITY OF INDUSTRY, CA.

PROPOSED ADDRESS:
TO BE DETERMINED AT TIME OF PERMIT AND PLAN SUBMITTAL.

REVISIONS:

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VESTING TENTATIVE PARCEL MAP NO 72916
MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



EXISTING EASEMENTS:

- ACCESS RIGHTS TO OR FROM POMONA FREEWAY ADJUTING SAID LAND HAVE BEEN RELINQUISHED BY FINAL ORDER OF CONDEMNATION RECORDED JANUARY 13, 1961, BOOK D1092, PAGE 90, OF OFFICIAL RECORDS.
- EASEMENT: (THIS EASEMENT NOT PLOTTED HEREON, SEE BELOW) GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED: AUGUST 30, 1971, INSTRUMENT NO. 2525, OF O.R. (SAID EASEMENT WAS QUITCLAIMED NOVEMBER 12, 2013 BY INST. NO. 2013-1604882, O.R. AND THUS IS NOT PLOTTED HEREON)
- EASEMENT: GRANTED TO: DSL SERVICE COMPANY. PURPOSE: SANITARY SEWER AND WATERLINE AND INCIDENTAL PURPOSES RECORDED: JANUARY 23, 1984, INSTRUMENT NO. 84-86161, O.R. (EASEMENT PLOTTED HEREON)
- EASEMENT AS CONDEMNED BY FINAL DECREE OF CONDEMNATION, SUPERIOR COURT OF LOS ANGELES COUNTY CASE NO.: 18C480 178 D14 IN FAVOR OF: ALAMEDA CORRIDOR -EAST CONSTRUCTION AUTHORITY, ON BEHALF OF THE SAN GABRIEL VALLEY COUNCIL OF GOVER

- PURPOSE: JUDGMENT IN CONDEMNATION RECORDED: FEBRUARY 11, 2013, INSTRUMENT NO. 20130216061, O.R. AFFECTS: APN: 8264-021-020 AND 8264-021-027 A FINAL ORDER OF CONDEMNATION RECORDED MARCH 21, 2013 AS INSTRUMENT NO. 20130425099 OF OFFICIAL RECORDS. (EASEMENTS PLOTTED HEREON AS FOLLOWS:
- 4A. PERMANENT EASEMENT: ACE PARCEL NO. 20PP-PE
 - 4B. SLOPE EASEMENT: ACE PARCEL NO. 20PP-SE1
 - 4C. SLOPE EASEMENT: ACE PARCEL NO. 20PP-SE2

- (THE LOCATION OF THE FOLLOWING TEMPORARY CONSTRUCTION EASEMENTS ARE NOT DESCRIBED IN SAID DOCUMENT AND ARE NOT PLOTTED HEREON):
- 4D. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-SE1-TCE
 - 4E. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-SE2-TCE
- (THE LOCATION OF THE FOLLOWING TEMPORARY CONSTRUCTION EASEMENT IS NOT DESCRIBED IN SAID DOCUMENT, PLOTTED HEREON BY CONSTRUCTION DRAWINGS AND SIMILAR AREA):
- 4F. TEMPORARY CONSTRUCTION EASEMENT: ACE PARCEL NO. 20PP-TCE1)

PROVIDE SIGHT DISTANCE FROM THE SIDE STREET FOR RIGHT TURN EGRESS

PROPOSED EASEMENTS:

- A 20' WIDE STORM DRAIN EASEMENT TO BE DEDICATED TO THE COUNTY OF LOS ANGELES ON PARCEL MAP.
- A 28', 30' AND VARIABLE WIDTH RECIPROCAL INGRESS, EGRESS, UTILITIES AND DRAINAGE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 TO BE RESERVED ON PARCEL MAP.
- PRIVATE DRIVEWAY AND FIRELANE TO BE RESERVED ON PARCEL MAP.
- RECIPROCAL STORM DRAIN EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 TO BE RESERVED ON PARCEL MAP.

APPLICANT / REPRESENTATIVE:

ThiThienes Engineering, Inc.
CIVIL ENGINEERING & LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

Brian L. Thienes
BRIAN L. THIENES
REG. EXP. 12/31/15
brian@thieneseng.com

05 / 23 / 14




Last Update: 05/23/14
O:\3090\TPM\3090_TPM.dwg

TENTATIVE MAP DATED 05-28-2014
EXHIBIT "A" MAP DATED 05-28-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system serving this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. Outlet approval from the City of Industry is required.
4. A revised tentative map/exhibit map is required to show the following items:
 - a. Provide a minimum of 10 foot sewer easement.
 - b. Label the existing main line sewers with the PC/CI number.
 - c. Show any off-site improvements required by the approved area study, if applicable.
 - d. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - e. Call out the proposed points of connections.


Prepared by  Tony Hui
Pm72916s.doc

Phone (626) 458-4921

Date 06-19-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. A revised tentative map is required to show the following items:
 - a. Show and label existing water main lines with the name of corresponding water purveyor.
 - b. Show how proposed development is to be served by existing public water.

Prepared by  Tony Hui
Pm72916w.doc

Phone (626) 458-4921


Date 06-25-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 072916

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TENTATIVE MAP DATED 05-28-2014
EXHIBIT "A" MAP DATED 05-28-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by  John Chin

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<http://planning.lacounty.gov/case/view/r2014-01529/>

Phone (626) 458-4918

Date 06-10-2014

The following reports consisting of ____ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 05-28-2014
EXHIBIT "A" MAP DATED 05-28-2014

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Parcel and Parcel Maps, Vesting Tentative Parcel and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and parcel/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW *JC*
Prepared by John Chin
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Preliminary Road Condition

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate variable right-of-way on Gale Avenue along the project frontage .
2. Provide property line return radii of 27 feet at the intersections of any of the driveways to Gale Avenue.
3. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
4. The typical sections are not necessarily approved as shown.
5. The site plan is not necessarily approved as shown.
6. Construct curb, gutter, base, pavement, and sidewalk on Gale Avenue within the project frontage and appropriate offsite transition to the satisfaction of Public Works.
7. Repair any displaced, broken, or damaged curb, gutter, sidewalk, along the property frontage on Gale Avenue to the satisfaction of Public Works.
8. Construct driveway approaches at the site to the satisfaction of Public Works.
9. Plant street trees along the property frontage on Gale Avenue. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
10. Comply with Traffic and Lighting mitigations and conditions based on the approved Traffic Study.
11. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Sand Canyon Road to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible to Street Lighting Section of Traffic and Lighting Division to allow the maximum time for processing and approval.

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- b. The proposed project or portions thereof, are not within an existing Lighting District. Annexation is required. Street lighting plans cannot be approved prior to completion of the annexation process. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits or road construction permit, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the Lighting Districts per approved plans prior to issuance of a Certificate of Occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the project and will be made a condition of approval to be in place for each phase.
- (1) Request the Street Lighting Section to commence annexation and levy of assessment balloting proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. Note that the annexation and assessment balloting process takes twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

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- d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
 - e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights located within gated communities.
- 12. Install postal delivery receptacles in groups to serve two or more residential units
 - 13. Provide adequate sight distance for a 55 mph design speed on Gale Avenue from all the access points. Line of sight shall be within right of way or dedicate on-site airspace easements to the satisfaction of Public Works. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Additional on-site grading may be required.
 - 14. No monuments or pylon sign shall obstruct the line of sight.
 - 15. Depict all line of sight easements on the site, landscaping and grading plans.
 - 16. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.